

Chapter 4 – Site Features and District Settings

Signs

1. Introduce unobtrusive signage in the historic district that is simply designed and easily read.
2. Use materials found in the district, such as wood, stone, and metal, for new signage. Graphics applied to windows or awnings of commercial structures are also appropriate.
3. Limit the number of colors on signs, and relate the colors to or blend them with adjacent structures.
4. Keep identification signs for residential structures small in size, generally under three square feet.
5. Install small identification signs for residential buildings so that architectural features and details are not concealed.
6. Install flush-mounted signs in appropriate locations that do not conceal architectural features or details.
7. Install freestanding signs appropriately, such as on well-landscaped ground bases or low standards.
8. Make lighting for signs compatible with the residential atmosphere and the historic character of the district.
9. Generally, it is not appropriate to introduce internally illuminated signs, plastic signs, neon signs, flashing signs, or portable signs in the district.
10. Generally, it is not appropriate to install large signs directly on the facades or porch roofs.

Lighting

1. Introduce exterior lighting that is understated and compatible with the residential quality of the structure, the property, or the historic district. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, material, use, size, scale, color, and brightness.
2. Unless original features exist, select unobtrusive lighting fixtures that are compatible with the building and the site.
3. Rather than indiscriminately lighting areas, introduce subtle lighting qualities by carefully locating light sources.
4. Introduce lighting levels that provide adequate safety, yet to not detract from or overly emphasize the structure or the property.
5. Introduce low level lighting at the public-private edge of the property for the safety of pedestrians.
6. Introduce directional lighting to avoid to avoid spilling light into adjacent properties. Exterior lighting should not be directed unto neighboring properties because it may adversely affect enjoyment of such properties.
7. Screen façade lights from public view.
8. It is not appropriate to install tall security lights in locations that are visible to the public.
9. It is not appropriate to introduce or remove exterior lighting features that would alter the historic or architectural character of the structure, the property, or the historic district.

Fences and Wall

1. Retain and preserve original fences and wall.
2. Retain and preserve all architectural features that are character-defining elements or original fences and walls, including gates, granite pillars, hardware, decorative pickets, and rails.
3. Retain and preserve historic fence and wall material whenever possible. If replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern, and texture. Consider substitute material only if the original material is not technically feasible.
4. Protect and maintain fences and walls in appropriate ways:
 - Inspect fences and walls regularly for signs of deterioration or moisture damage.
 - Keep all joinery adequately sealed to avoid moisture damage.
 - Maintain a sound film on all elements that were traditionally painted.
 - Follow the guidelines for maintenance of masonry, wood, or architectural metals where applicable.
 - Remove any vegetation that is uprooting posts or causing other structural damage.
 - Maintain hedges by trimming them and eliminating vegetation that threatens their health.
5. If replacement of a fence or a wall element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture, and detail.
6. It is not appropriate to apply paint or other coatings to unpainted wall or fence materials that were not historically coated.
7. If a new fence or wall is to be constructed, base the design on accurate documentation of a historic fence or wall, or create a new design compatible with the historic character of the building and the district.
8. Keep new picket fences substantially open in character, and paint them white or a color appropriate to the color of the building.
9. Generally, construct new fences or walls to follow property lines and not to abut existing structures.
10. Fences along right-of-ways shall be setback three (3) feet from the interior edge of the sidewalk or three (3) feet from the interior edge of the right-of-way, whichever is greater.
11. When measuring fence height, consider all fence elements including posts.
12. Front and side yard fences shall not exceed three (3) feet in height.
13. Rear yard fences shall not exceed six (6) feet in height and may not extend past the rear wall of the structure. See drawing below.
14. It is not appropriate to add elements or details to a fence or a wall in an attempt to create a false historical appearance.
15. It is not appropriate to use contemporary fence or wall materials, such as vinyl and chain link fencing, that were not historically available and are inconsistent with the character of the district.
16. Whenever possible, screen existing chain link fences with vegetation, such as climbing vines, ivy, or shrubbery.
17. It is not appropriate to use utilitarian fences in the front yard. Restrict utilitarian fences to rear yards, and screen them from view.

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18. It is not appropriate to use fences or walls to screen front yards. Limit privacy fences to side and rear yards. If possible, use wooden privacy fences to screen parking areas, mechanical equipment, or other intrusive site features on residential properties. Relate privacy fences and walls for commercial buildings to the materials to the building or adjacent fences and walls.

Driveways and Offstreet Parking

1. Retain and maintain the historic configuration and materials of existing driveways and alleys whenever possible.
2. Construct new driveways to conform with the spacing, the width, and configuration, and the materials of existing driveways.
3. Locate new driveways so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary. Avoid damage to historic curbs and sidewalks.
4. Use driveways to access side and rear parking areas and garages.
5. Locate new parking areas as unobtrusively as possible in rear yards whenever possible.
6. It is not appropriate to locate offstreet parking in front yards.
7. It is not appropriate to locate offstreet parking in the side yard if the area would be visible from the street or the front yard.
8. It is not appropriate to store abandoned or inoperable vehicles in front yards.
9. For new parking areas, use paving material that is compatible with traditional paving materials for driveways in the district.
10. Screen all new parking areas from adjoining properties with fencing or shrubbery.
11. Incorporate existing mature trees into new parking areas whenever possible, and introduce new trees to maintain the tree canopy.
12. It is not appropriate to create large offstreet parking areas encompassing so much of the rear yard that the residential character of the site is lost.
13. It is not appropriate to abut new driveways or parking areas directly to the principal structure.
14. In lighting parking areas, follow the guidelines for exterior lighting in the district.
15. Design lighting levels for safety. Use unobtrusive, directional lighting fixtures to avoid spilling light unto adjacent properties. For nonresidential parking areas, use lighting fixtures that turn off automatically after business hours, if possible.

Landscaping

1. Retain and maintain landscaping that contributes to the character of the historic district.
2. Retain and maintain specific landscape features that are character-defining elements of the historic district, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens.
3. If it is necessary to remove a large tree or a hedge because of disease or storm damage, replace it with a new tree or hedge of the same species or with a similar appearance.
4. Retain and preserve historic ground-cover materials, such as brick or granite pavers. If replacement is necessary, use new materials that match the original materials, or materials traditionally found in the historic district. Gravel is not appropriate as a ground cover.
5. If a landscape feature is completely missing, replace it with a new feature compatible with the character of the district.
6. When introducing additional landscaping features, keep them consistent with similar elements in the historic district.
7. When locating new landscaping features, keep their locations consistent with the location of similar elements in the district.
8. Incorporate existing large trees and other significant landscape elements into plans for additions and new construction.
9. It is not appropriate to alter the residential character of the historic district by significantly reducing the proportion of green area to built area on an individual lot through additions, new construction, or surface paving.
10. Swimming pools are to be located only in the rear yard. On corner lots, pools shall be located in the portion of the rear yard furthest from the street. The fencing for the purpose of pool security shall be in compliance with these design guidelines.
11. It is not appropriate to introduce raised planting beds in front yards or side yards if they would be visible from the street.
12. It is not appropriate to introduce edging materials, such as exposed landscaping timbers, that are inconsistent with the character of the historic district.
13. It is not appropriate to locate gazebos or playground equipment in front yards or front side yards.
14. Remove a diseased, mature tree only on a written certification of its condition by an arborist, landscape architect, a cooperative agent, or a city-designated agent.
15. Mechanical equipment such as air conditioners, heat pumps, etc. shall be located on non-character defining elevations of the structure whenever possible. The siting of these systems shall be screened by the use of planted material or appropriate fencing if they are easily visible from the street.
16. Installation of satellite dishes is permitted provided they are not visible from the street, are less than five (5) feet tall, and less than two (2) feet in diameter.
17. Public street furniture such as benches, trash receptacles, fountains or the like shall be designed to enhance and blend in with the surroundings. These elements are not allowed if they stand out and attract undue amounts of attention to themselves or their functions.

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Archaeology

1. Retain and preserve known archaeological features that are important to the history of the site or the district.
2. Minimize disturbance of the terrain in the historic district to reduce the possibility of destroying unknown archaeological materials whenever possible.
3. Protect *in situ* known archaeological materials whenever possible.
4. Undertake necessary investigations using professional archaeologists and contemporary methods when it is not possible to preserve archaeological materials *in situ*.
5. It is not appropriate to introduce heavy machinery or equipment on sites where their presence might disturb archaeological materials.